

**35 Neilson Street, Granville, NSW, 2142**



**House For Sale**

Tuesday, 12 November 2024

35 Neilson Street, Granville, NSW, 2142

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Matt Carpenter  
0297606666



Rita Kahkejian  
0297606666

## **SOLID BRICK FAMILY HOME - OPEN TO VIEW SAT 16/11/2024 @ 1-1:30PM**

Set on a generous 486.9 sqm parcel in a quiet cul-de-sac just 220 metres to the walking tracks through peaceful Duck River Reserve, here is a solid home in a supreme family location waiting for new owners to make it their own. Freshly painted throughout, the residence is move-in ready with built-in robes in two bedrooms, a lovely fully tiled bathroom, extra large laundry, plus a neat original kitchen with a near new oven and stove. The generous layout is made for living with an enclosed balcony at the front, plus a separate lounge, family room and air-conditioned dining room. You can drive through to the big and flat, north-facing rear yard which includes a separate garage and storage shed for optimal convenience. With the bus stop just steps from your front door, you're only 550 metres to school with easy access to the train station, Granville shopping and restaurants.

- \* Spacious 3-bedroom brick family home
- \* Separate lounge, dining and family room
- \* Fully tiled bathroom plus large internal laundry
- \* Drive through access to the generous rear yard
- \* Quiet cul-de-sac location
- \* Council: \$420pq | Water: \$173pq | Land: 486.9sqm

**DISCLAIMER:** All information contained herein is gathered from sources we believe to be reliable, however, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.